THIS LEASE

Made by and between Washington Invigerators, Inc., lessor, and Oxford House, Inc. and Paul Molloy and John O'Neill, jointly and severally, lessees,

WITNESSETH, That the lessor does hereby let and demise to the lessees the following described premises The top three floors, excluding the basement, at 4015 Fessenden Street, N.W., Washington, D.C.

for a term of Ninety (90) days commencing on the 15th day of May, 1976, and ending on the 14th day of August, 1976, for the sum of Twenty Four Hundred Dollars ($2,400.00), payable in monthly installments of Eight Hundred Dollars ($800.00), in advance, at the First National Bank of Marysville, Pennsylvania, 17053, the first payment to be made on the 15th day of May, 1976, and a like sum on the 15th day of each and every month thereafter.

And the said lessees covenant that they will not carry on any business therein except that of a residence nor sublet the said premises or assign this lease in whole or in part without the consent in writing of said lessor; that they will not use said premises for any disorderly or unlawful purposes; that they will pay the said rent as above stated, and all bills for gas and electricity used on the premises; that they will pay all water rents for said premises during the tenancy thereof; that all repairs rendered necessary by the negligence of the lessees shall be paid by the lessees; that all other necessary repairs, except for normal maintenance, shall be paid by the lessor, and that the lessees will surrender the premises at the expiration of their tenancy in good order, ordinary wear and tear and damage by an Act of God or public enemy excepted.

PROVIDED, That if the lessees shall fail to pay the said rent in advance as aforesaid, although there shall have been no legal or formal demand for the same, or shall neglect to pay the electricity, water rent or gas bills at the time and on the day when the same shall fall due and be payable as hereinbefore mentioned, or shall sublet or assign the said premises, or carry on any business therein except that of a residence aforesaid, without the written consent as aforesaid, or shall use the same for any disorderly or unlawful purpose or break either of the aforesaid covenants, then, and in either of said events, this Lease, and all things herein contained, shall cease and determine, and shall operate as a NOTICE TO QUIT, the thirty days' notice to quit being

expressly waived. And the lessor, its assigns shall and may proceed to recover possession of said premises under and by virtue of the provisions of the law relating to proceedings in cases between landlord and tenant.

AND IT IS FURTHER PROVIDED, That if, under the provisions of this lease, a seven days' summons shall be served, and a compromise or settlement shall ne made thereupon, it shall not constitute a waiver of any covenant herein contained. And the said lessees hereby agree to deliver the premises in the same order in which they were received, usual wear and tear, fire and storm excepted, and it is also hereby agreed that no waiver of one breach of any covenant herein contained shall be construed to waive or in any manner affect the covenants of this Lease.

AND IT IS FURTHER PROVIDED, That if said premises become uninhabitable by reason of fire or other casualty not caused by the negligence of the tenant, his servants or agents, the rental herein reserved shall be suspended until the premises shall have been restored to a habitable condition. Nothing herein contained, however, shall be construed as requiring the landlord to rebuild or restore said premises.

AND THE PARTIES HERETO MUTUALLY AGREE AS FOLLOWS:

1. That the lessees shall have the right and option to extend the subject Lease for an additional nine months, beginning on the 15th day of August, 1976, and ending on the 14th day of May, 1977, at a monthly rental of $750.00 per month. All other provisions of this Lease shall apply to any extension.

2. That the lessees shall have the right and option, provided the aforesaid option is exercised, to extend the subject Lease for an additional 12 months, commencing on the 15th day of May, 1977, and extending to the 14th day of May, 1978. The monthly rental rate for this extension shall be $750.00 per month. In addition, during this extension, lessees agree to pay for any District of Columbia realty tax increase over and above the current 1975-1976 level.

3. That in the event the Government of the District of Columbia shall require a license or permit at any future date, under threat of suspending the use of the premises as a halfway house residence, then, and in that event, the subject Lease and any extensions shall be mutually rescinded and voided by the parties hereto.

4. That the lessor agrees to install a window air conditioner on the third floor of the premises.

5. That the lessees shall deposit with the lessor, receipt of which is hereby acknowledged, the sum of $800.00 as a damage and security deposit. This deposit shall be returned to the lessees at the expiration of this Lease and any extensions thereof, promptly by the lessor after an inspection of the premises and the return of the keys to the latter. The lessor may deduct from this damage and security deposit the cost of repairing any willful damage committed by the lessees, normal wear and tear, and damage by an Act of God or public enemy excepted.

6. That the lessor shall maintain fire and extended insurance coverage for the premises and the lessees shall obtain liability coverage for any and all activities relating to their tenancy providing the same can be obtained at normal insurance rates. This latter coverage shall cover both the lessees and the lessor.

7. That the lessees agree that at the time of the beginning of this tenancy, the oil tank was full and further agree to leave a like amount in the said oil tank at the termination of this tenancy. Lessees further agree to be responsible for the furnance cleaning and the maintenance of the insurance policy with Griffiths Consumers for the furnace.

IN TESTIMONY WHEREOF, The said Parties have hereunto signed their names and affixed their seals this 4 day of May, 1976.

WITNESSED BY:

Richard F. Palmer Jr.

James E. Thomson Pres. (SEAL)
WASHINGTON INVIGERATORS INC.

(SEAL)
OXFORD HOUSE INC.

J. Paul Molloy (SEAL)
PAUL MOLLOY

John O'Neill (SEAL)
JOHN O'NEILL